

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SIX (6) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 98.2, 0206, 0403, and 0404, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$8,000.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired six (6) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 98.2, 0206, 0403, and 0404, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said six (6) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned Six (6) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 98.2, 0206, 0403, and 0404, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$8,000.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of six (6) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 98.2, 0206, 0403, and 0404. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these six (6) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

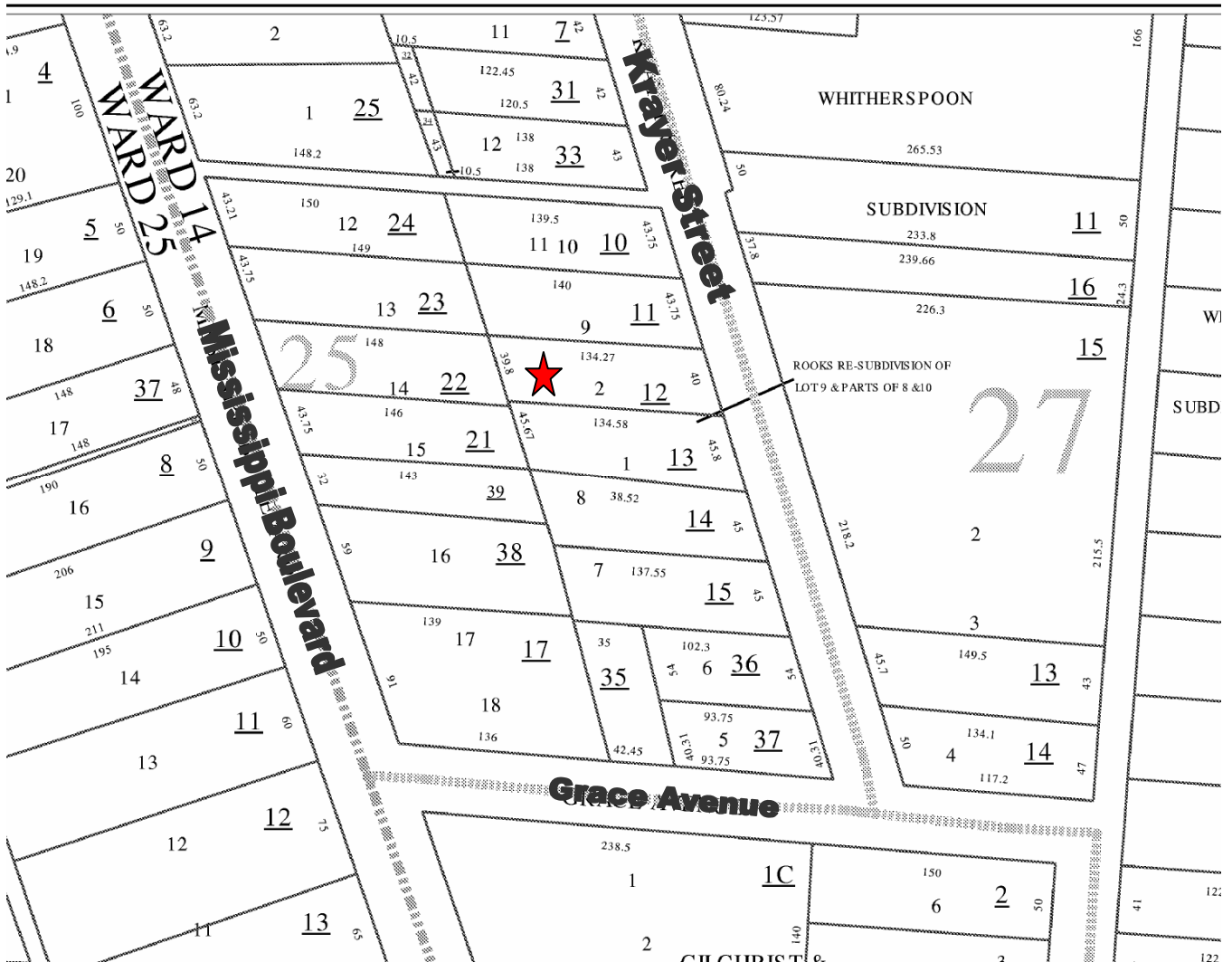
IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
943	0206	014025000000120	1197 Krayter St. 40' x 134'	R-MM	\$13,708.76	James Hallom & Vickey (King) Hallom	\$1,800.00	\$1,500.00 Vacant Lot	Investment Property
1619	0404	022006000000030	N. Second St. 60' x 70'	M-J	\$5,082.15	George Allen	\$1,200.00	\$800.00 Vacant Lot	Expand Property Size
11179	0005	025006000000380	526 Alston Ave. 29' x 49'	COMM	\$63,459.37	Lawrence Black & Bilal Black	\$4,500.00	\$2,500.00 Comm. Bldg.	Investment Property
3800	0404	032002000000200	584 Walnut St. 31' x 110'	C-H	\$14,498.25	Ruth Washington & Arthur Williams	\$1,500.00	\$1,200.00 Vacant Lot	Expand Property Size
9300	98.2	052040000000070	Faxon Ave. 25' x 160'	R-D	\$6,574.50	Nell McFarland	\$1,200.00	\$1,000.00 Vacant Land	Investment Property
8501	0403	052040000000080	2559 Faxon Ave. 25' x 160'	R-D	\$8,793.75	Nell McFarland	\$1,400.00	\$1,000.00 Vacant Lot	Investment Property

6 Properties

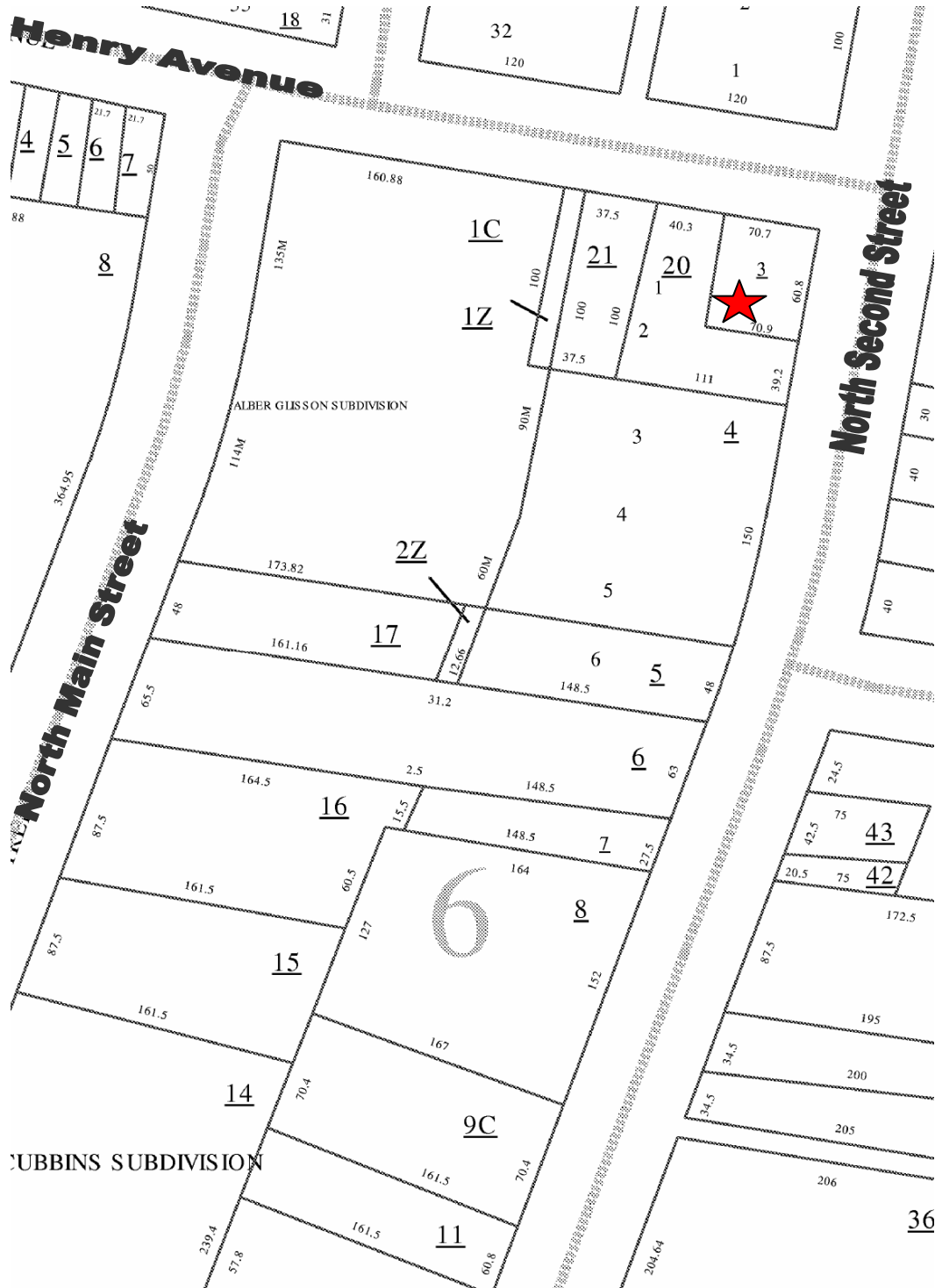
Total \$8,000.00

Ward 14



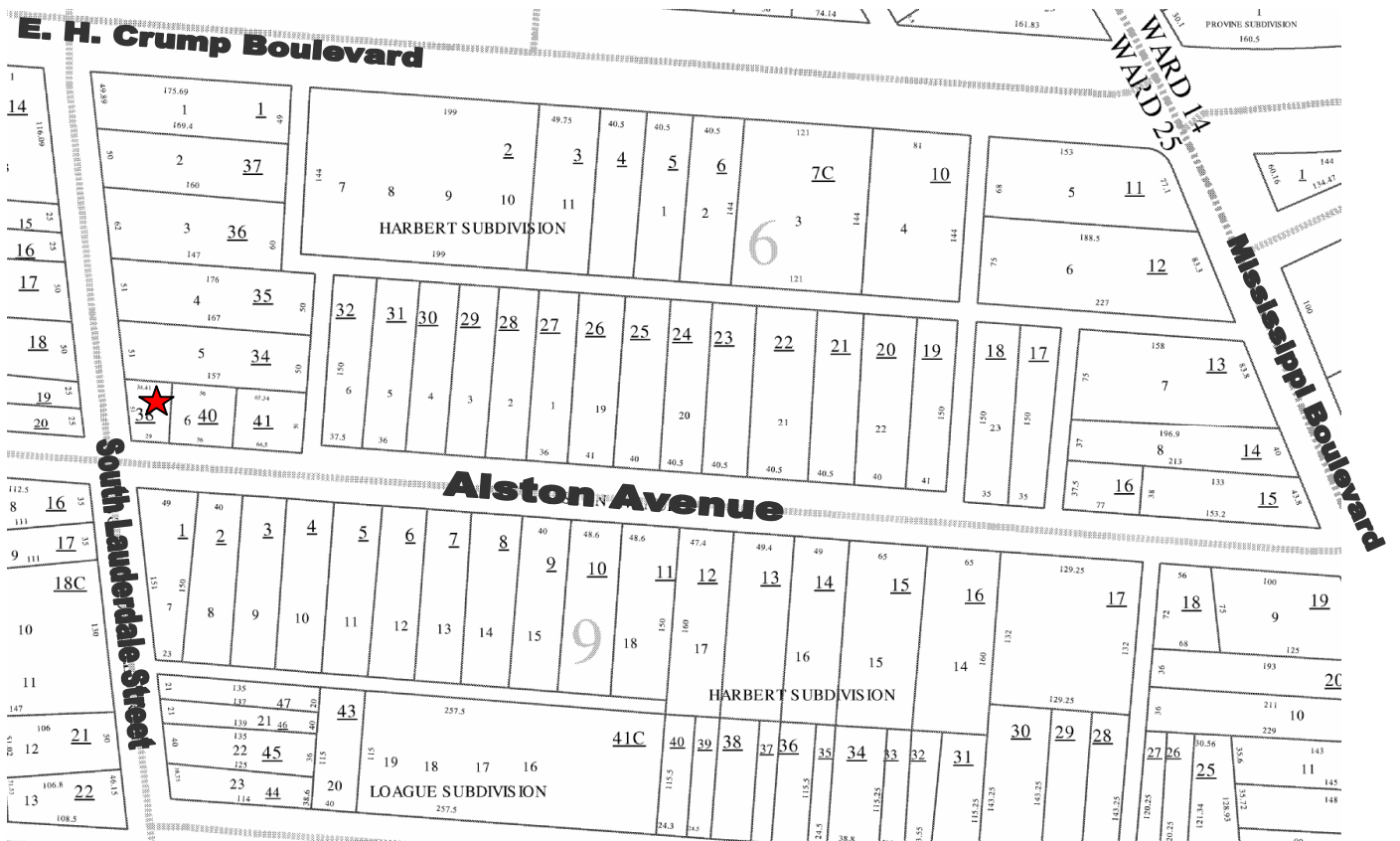
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Ward 22



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Ward 25



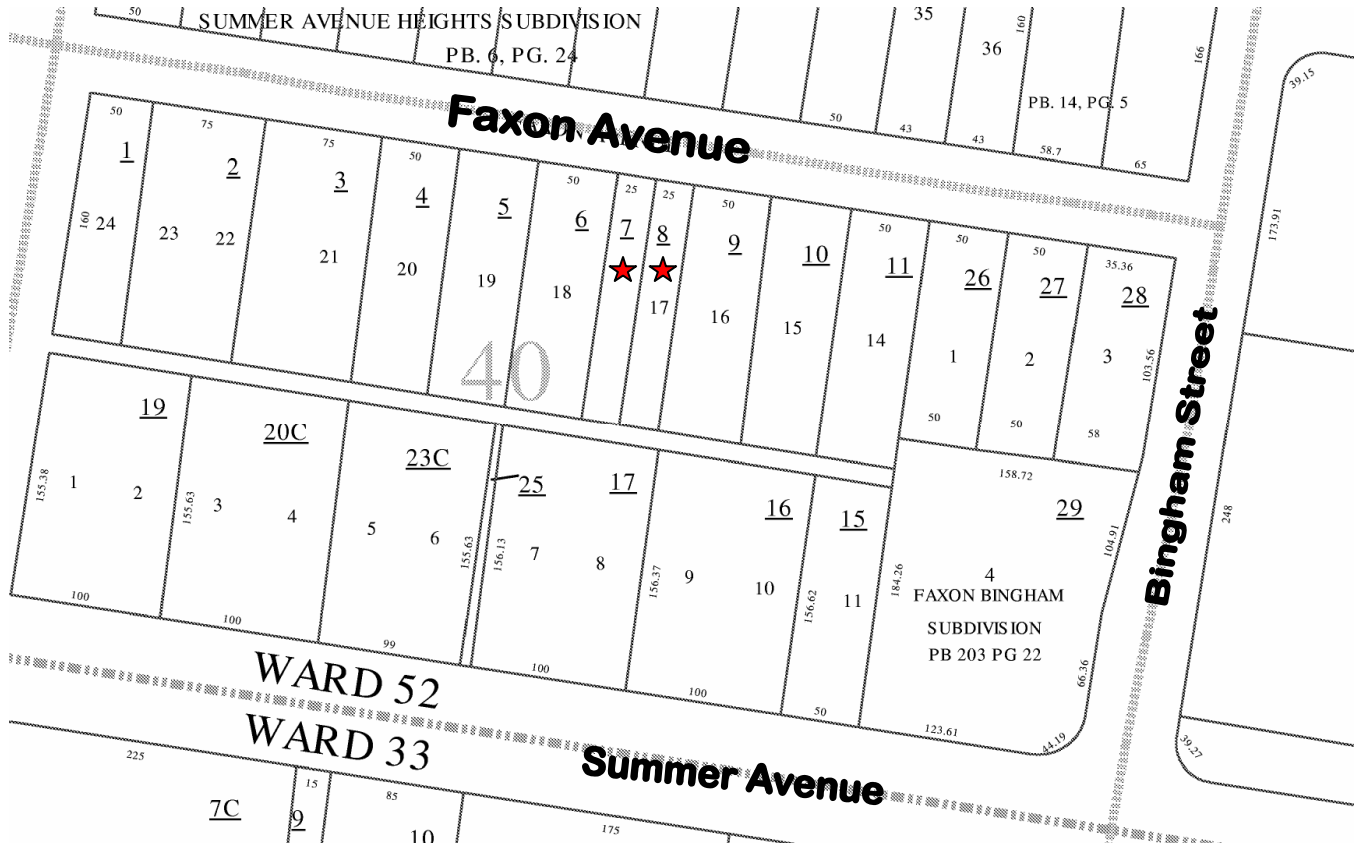
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Ward 32



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Ward 52



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